

# To Let



## Whitby

72-74 Baxtergate, YO21 1BB

Ground Floor: 1,569 sq ft (145.76 sq m)

Rent: £35,000 pax

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**Location & Description:**

- **Whitby is a seaside town in the Scarborough Borough of North Yorkshire, located approximately 31 miles from Middlesbrough, and 46 miles from York.**
- **The property is situated on Baxtergate, which features many local and national occupiers.**

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**Demise:**

Ground Floor 1,569 sq ft (145.76 sq m)

First Floor 1,201 sq ft (111.58 sq m)

**Rent:**

£35,000 per annum exclusive.

**Lease:**

The premises are currently held on a full repairing and insuring lease which expires 28th September 2025. The lease is available by way of assignment or sub-letting.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £35,250.

**Date Prepared:**

August 2024.

**Contact Us:**

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Whitby



50 metres  
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